

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: Oaks @ 138th Preliminary Plans and revised Memorandum of Agreement (MOA) reviewed at the November 23, 2009, Development Review Committee (DRC) meeting (Staff recommends approval).

REQUESTED ACTION: Approve preliminary plans and revised MOA reviewed at the November 23, 2009, DRC meeting

☐ Work Session (Report Only)
☐ Regular Meeting

DATE OF MEETING: 12/8/2009
☐ Special Meeting

CONTRACT: ☒ N/A

Effective Date: _____

Vendor/Entity: _____

Termination Date: _____

Managing Division / Dept: _____

Planning

BUDGET IMPACT:

☐ Annual
☐ Capital
☒ N/A

FUNDING SOURCE: _____

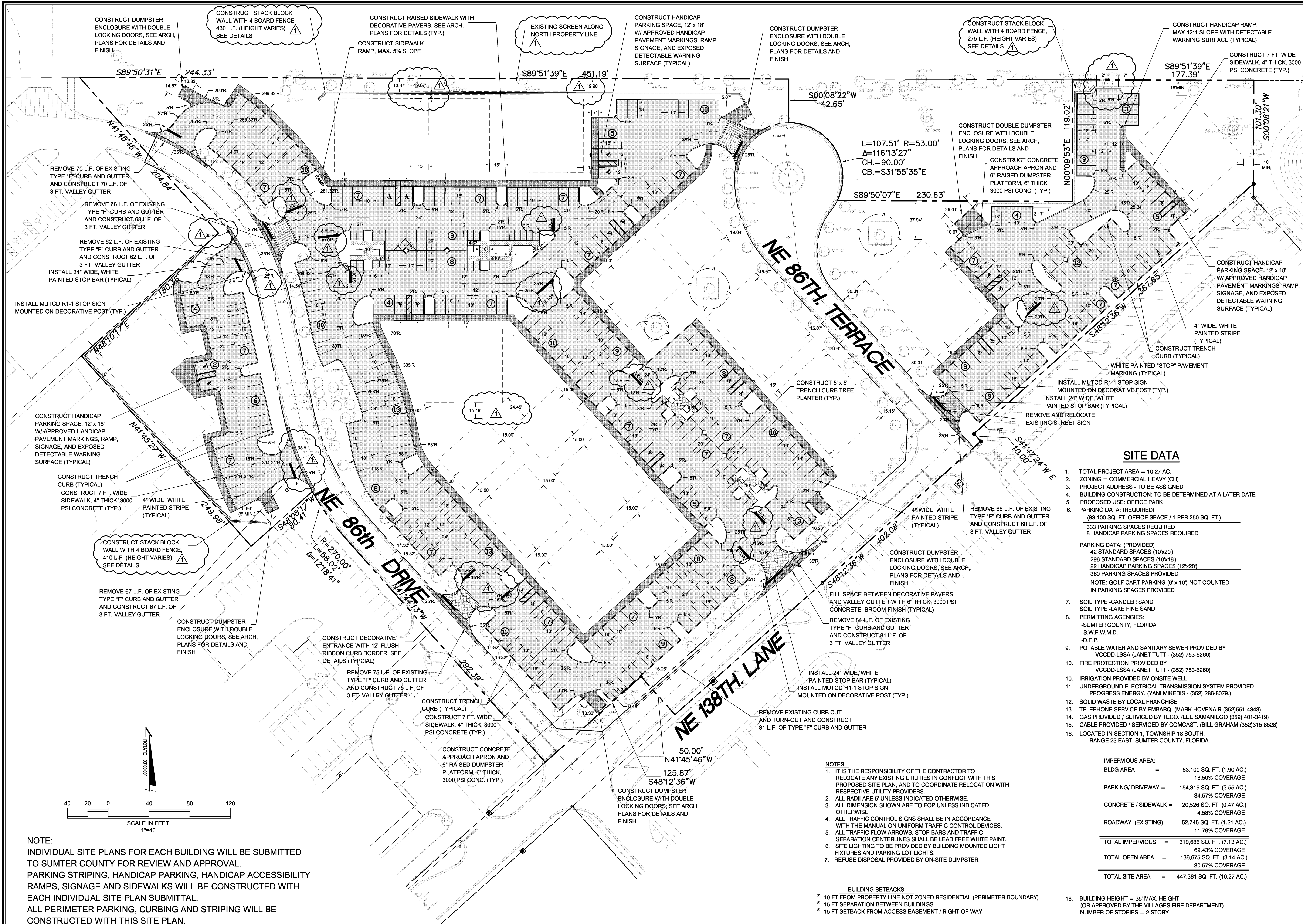
EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

The Development Review Committee is compiled of staff from several county agencies and consulting engineers. The Committee meets weekly to review applications for Use and Development Permits. The DRC's recommendations are then forwarded to the BOCC. The plans were reviewed and found to be in compliance with the Land Development Code with only minor changes required.

The Oaks at 138th Commercial Subdivision – Major Development – Preliminary Plans and First Addendum to the Memorandum of Agreement - Property Owner: Character Oaks Real Estate, Inc. – Property Developer – Character Oaks Real Estate, Inc. - Property Location: NE side of US Hwy 441/27 on the Sumter/Marion County Line – Lady Lake - Total Acreage of Project – 10.27 acres MOL – Project Proposal: Preliminary Review and first addendum to the Memorandum of Agreement to modify the setback along NE 86th Terrace from 25' to 15'.

S:\SUMTER\NON-VILLAGES PROJECTS\THE OAKS AT 138TH\CIVIL\CONSTRUCTION\005-OAKS SITE.dwg, 11/30/2009 10:05:57 AM, KP6000.pc3, 1:40, Daniel



NOTE:
INDIVIDUAL SITE PLANS FOR EACH BUILDING WILL BE SUBMITTED TO SUMTER COUNTY FOR REVIEW AND APPROVAL.
PARKING STRIPING, HANDICAP PARKING, HANDICAP ACCESSIBILITY RAMPS, SIGNAGE AND SIDEWALKS WILL BE CONSTRUCTED WITH EACH INDIVIDUAL SITE PLAN SUBMITTAL.
ALL PERIMETER PARKING, CURBING AND STRIPING WILL BE CONSTRUCTED WITH THIS SITE PLAN.

- NOTES:
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES IN CONFLICT WITH THIS PROPOSED SITE PLAN, AND TO COORDINATE RELOCATION WITH RESPECTIVE UTILITY PROVIDERS.
 - ALL RADI ARE 5' UNLESS INDICATED OTHERWISE.
 - ALL DIMENSION SHOWN ARE TO EOP UNLESS INDICATED OTHERWISE.
 - ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - ALL TRAFFIC FLOW ARROWS, STOP BARS AND TRAFFIC SEPARATION CENTERLINES SHALL BE LEAD FREE WHITE PAINT.
 - SITE LIGHTING TO BE PROVIDED BY BUILDING MOUNTED LIGHT FIXTURES AND PARKING LOT LIGHTS.
 - REFUSE DISPOSAL PROVIDED BY ON-SITE DUMPSTER.

- BUILDING SETBACKS
- 10 FT FROM PROPERTY LINE NOT ZONED RESIDENTIAL (PERIMETER BOUNDARY)
 - 15 FT SEPARATION BETWEEN BUILDINGS
 - 15 FT SETBACK FROM ACCESS EASEMENT / RIGHT-OF-WAY

1. TOTAL PROJECT AREA = 10.27 AC.
2. ZONING = COMMERCIAL HEAVY (CH)
3. PROJECT ADDRESS - TO BE ASSIGNED
4. BUILDING CONSTRUCTION: TO BE DETERMINED AT A LATER DATE
5. PROPOSED USE: OFFICE PARK
6. PARKING DATA: (REQUIRED)
(83,100 SQ. FT. OFFICE SPACE / 1 PER 250 SQ. FT.)
333 PARKING SPACES REQUIRED
8 HANDICAP PARKING SPACES REQUIRED
PARKING DATA: (PROVIDED)
42 STANDARD SPACES (10'x20')
296 STANDARD SPACES (10'x18')
22 HANDICAP PARKING SPACES (12'x20')
360 PARKING SPACES PROVIDED
NOTE: GOLF CART PARKING (6' x 10') NOT COUNTED IN PARKING SPACES PROVIDED
7. SOIL TYPE - CANDLER SAND
SOIL TYPE - LAKE FINE SAND
8. PERMITTING AGENCIES:
-SUMTER COUNTY, FLORIDA
-S.W.F.W.M.D.
-D.E.P.
9. POTABLE WATER AND SANITARY SEWER PROVIDED BY
VCCDD-LSSA (JANET TUTT - (352) 753-6260)
10. FIRE PROTECTION PROVIDED BY
VCCDD-LSSA (JANET TUTT - (352) 753-6260)
11. IRRIGATION PROVIDED BY ONSITE WELL
12. UNDERGROUND ELECTRICAL TRANSMISSION SYSTEM PROVIDED
PROGRESS ENERGY. (YANI MIKEDIS - (352) 286-8079)
13. SOLID WASTE BY LOCAL FRANCHISE.
14. TELEPHONE SERVICE BY EMBARG. (MARK HOVENAJR (352)551-4343)
15. GAS PROVIDED / SERVICED BY TECO. (LEE SAMANIEGO (352) 401-3419)
16. CABLE PROVIDED / SERVICED BY COMCAST. (BILL GRAHAM (352)315-8528)
17. LOCATED IN SECTION 1, TOWNSHIP 18 SOUTH,
RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

| IMPERVIOUS AREA: | |
|---------------------|---|
| BLDG AREA | = 83,100 SQ. FT. (1.90 AC.) 18.50% COVERAGE |
| PARKING/ DRIVEWAY | = 154,315 SQ. FT. (3.55 AC.) 34.57% COVERAGE |
| CONCRETE / SIDEWALK | = 20,526 SQ. FT. (0.47 AC.) 4.58% COVERAGE |
| ROADWAY (EXISTING) | = 52,745 SQ. FT. (1.21 AC.) 11.78% COVERAGE |
| TOTAL IMPERVIOUS | = 310,686 SQ. FT. (7.13 AC.) 69.43% COVERAGE |
| TOTAL OPEN AREA | = 136,675 SQ. FT. (3.14 AC.) 30.57% COVERAGE |
| TOTAL SITE AREA | = 447,361 SQ. FT. (10.27 AC.) |

18. BUILDING HEIGHT = 35' MAX. HEIGHT
(OR APPROVED BY THE VILLAGES FIRE DEPARTMENT)
NUMBER OF STORIES = 2 STORY

| | | | |
|---|-------------|----------------------|--|
| DATE | 11-25-09 | REVISIONS | REVISED PER SUMTER COUNTY COMMENTS DATED NOV. 20, 2009 |
| BY | DLB | ENGINEERS | BARBER |
| CHKD BY | JAH | SURVEYORS | BARBER |
| FILE NAME | SITE | PLANNERS | BARBER |
| JOB NO. | 065146.0004 | AND ASSOCIATES, INC. | |
| Certificate of Authorization Number: 4709 4450 N.E. 83rd Road • Wilfredo, Florida 34785 • (352) 748-3126 | | | |
| THE OAKS AT 138TH SUMTER COUNTY, FLORIDA SITE PLAN | | | |
| DATE 06-30-09 DRAWN BY DLB CHKD BY JAH FILE NAME SITE JOB NO. 065146.0004 | | | |
| SHT. 5 OF 13 | | | |